

REA

Eoin Dillon



4 BEDROOM BUNGALOW
G.I.A. 123.33m² (1,324 sq. ft.)

FOR SALE BY PRIVATE TREATY

Forest View, Silvermines
Nenagh
County Tipperary
E45 NW96

AMV €375,000

BER C3

DESCRIPTION

Prepare to be impressed by this fabulously maintained bungalow with the benefit of a garage/workshop/gym located in the Silvermines village, just 5.5km from the Limerick/Dublin M7 motorway, and less than 9km from Nenagh town centre and all amenities.

Built in 2004, this home exceeds all expectations, drenched in natural light and well-proportioned throughout. Upon entering the property, you are welcomed into an entrance hall with tiled flooring. The bright living room features timber flooring, a solid fuel stove, and fitted units. The spacious kitchen/dining room, located to the rear of the property, boasts tiled flooring, a tiled splashback, a full range of wall and base units, an electric oven and hob, and is plumbed for a dishwasher. The kitchen's standout feature is the water filtration system offering reverse osmosis, saving on bottled water and, more importantly, improving your health. Sliding doors lead to a patio area, allowing natural light to flood the room. Off the kitchen is a utility room with tiled flooring, additional fitted units, and plumbing for a washing machine.

The family bathroom includes a tiled floor, wall panelling, bath, W.C., and W.H.B. There are four bedrooms in this residence, all with carpeted flooring. The master bedroom has an en-suite bathroom, and one of the bedrooms has fitted wardrobes.

Externally, this property sits on a 0.37-acre (0.15 ha) site with a gravel driveway, well-maintained gardens to the front and rear, and mature hedging, creating a haven of peace, tranquillity, and privacy. A garage/workshop, currently used as a home office/gym, further enhances the appeal of this exceptional property.

This home exudes quality and elegance throughout and is sure to attract those seeking a distinctive residence in a picturesque countryside setting. Viewing is highly recommended.

FEATURES

- Light filled and spacious accommodation ready for immediate occupancy
- Ideally located property in Silvermines village & just 5.5km from M7 Limerick/Dublin motorway
- O.F.C.H., mains water & sewerage
- Private gardens to the front and rear with mature hedging and herb garden boxes
- Garage/Workshop/Gym at the property

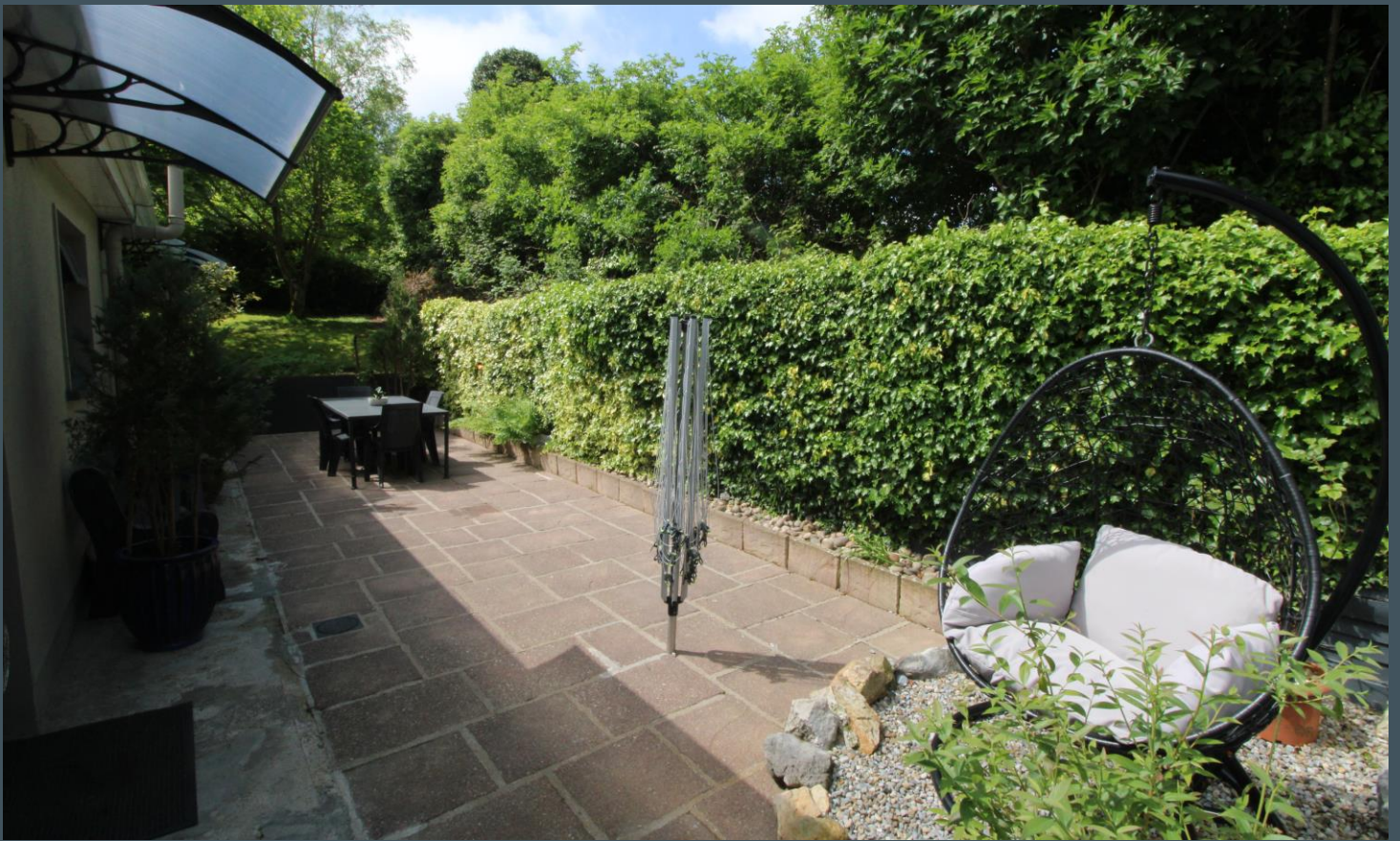


ACCOMMODATION

Ground Floor

• Entrance hallway	3.27m (10'9") x 1.68m (5'6")	Tiled flooring
• Living room	4.94m (16'2") x 4.01m (13'2")	Timber flooring, solid fuel stove and fitted units
• Kitchen	4.28m (14'1") x 4.11m (13'6")	Tiled flooring, wall & base fitted units, tiled splashback, electric oven and hob & plumbed for dishwasher
• Dining area	3.55m (11'8") x 2.65m (8'8")	Tiled flooring and sliding doors to the rear patio area
• Utility room	2.43m (8'0") x 1.95m (6'5")	Tiled flooring, fitted units and plumbed for washing machine
• Bathroom	3.56m (11'8") x 1.98m (6'6")	Tiled flooring, bath, W.C. and W.H.B
• Bedroom 1- Master Bedroom	4.02m (13'2") x 3.54m (11'7")	Carpeted flooring
• En-suite bathroom	2.77m (9'1") x 1.59m (5'3")	Tiled flooring, electric shower, W.C. & W.H.B.
• Bedroom 2	3.32m (10'11") x 2.57m (8'5")	Carpeted flooring
• Bedroom 3	3.33m (10'11") x 2.5m (8'2")	Carpeted flooring
• Bedroom 4	4.04m (13'3") x 3.31m (10'10")	Carpeted flooring & fitted wardrobes





PRICE

€375,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

From Nenagh take the Ciamaltha Road and follow the signs to the Silvermines village. When you enter the Silvermines village continue onto Main Street. At the church turn right onto Old road. Take the next left & the property will be on your right identified by our For Sale sign.

Eircode: E45 NW96

BUILDING ENERGY RATING (BER)

BER: C3

BER No: 116309956

Energy Performance Indicator: 221.99 kWh/m²/yr



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